



**TOWN OF HARPSWELL  
PLANNING BOARD MINUTES  
OCTOBER 18, 2006**  
Approved November 15, 2006

**MEMBERS PRESENT**

John Papacosma, Chairman  
Dorothy Carrier, Vice Chairman  
Kenneth Cichon  
Robin Brooks

**MEMBERS ABSENT**

Joanne Rogers

**STAFF PRESENT**

Jay Chace, Planner  
Marsha Hinton, Recording Secretary

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The Town of Harpswell Planning Board meeting being duly advertised in the Times Record was called to order at 6:30 p.m. by Mr. Papacosma, Chairman.

**Minutes of September 20, 2006**

Mr. Cichon moved, seconded by Ms. Carrier to accept the minutes of September 20, 2006 as written. Unanimous Approval

Mr. Papacosma, Chairman, reviewed the Planning Board site visit on October 16, 2006, which was attended by Ms. Carrier, Mr. Brooks, Mr. Papacosma, and Jay Chace, Town Planner. Mr. Cichon stated that he was very familiar with the site and disclosed that he stores his boat at Finestkind Boatyard.

Mr. Papacosma, Chair, explained the hearing process and procedures for Planning Board meetings.

**OLD BUSINESS**

**06-08-01** Mill Stream Associates, LLC, Subdivision Review, Tax Map 18-192, Harpswell Neck Road, Harpswell.

Mr. Johnson discussed changes to the site plan with regard to the road, tree protection provisions, scenic vista protection, comments from the Maine Historic Preservation Commission and comments from the United States Department of the Interior Fish and Wildlife Service.

Mr. Papacosma, Chairman, opened the floor to members of the public who wished to comment on this agenda item.

Walter Farley, stated that he was concerned that the quality and quantity of the water in the area would be adversely effected by development on this site. Mr. Farley presented a letter from himself and Lou Brown.

Mr. Papacosma entered the one page letter into the record and read the letter from Affordable Well Drilling dated August 21, 2006.

Sam York asked for a summary of the letter from Mr. Farley.

Mr. Papacosma stated that Mr. Farley was asking for an engineering study.

Lenore Burke stated that the letter from Affordable Well Drilling states that there is sufficient water for the proposed development, but does not mention the people who are down hill from the site. Mr. Burke added that currently they have ample and good quality water and suggested a bonding mechanism in case the water to abutters is impacted.

The letter from Edward and Leonore Burke was entered into the record.

Mr. Cichon stated that the chance of two new wells creating a serious problem with water quantity and quality in the area is low. Mr. Cichon explained that to make any kind of certain determination on the impact that the wells would need to be installed. Mr. Cichon pointed out that the density of wells currently in existence are not creating a problem and two additional wells at lower density would probably not cause a problem either.

Ed Burke expressed his concerns about the quality and quantity of the water. Mr. Burke explained that some of the property owners in the area had wells that were good and other had wells that were not. Mr. Burke asked that some sort of protection for the existing property owners be considered.

Mr. Papacosma stated that the Planning Board has not historically taken such action nor is the Planning Board in the business of guaranteeing water supply.

Debra Levensailor spoke in support of the application providing examples of other subdivisions that Mr. Lawrence has developed. Ms. Levensailor stated that she has reviewed the application in detail and believes it to be a good thing.

Sam York asked why there is a difference in requirements for the vegetation on the east side of the cementary as opposed to the west side.

Mr. Johnson stated that the vegetation on the east side needs to be maintained as it is except for removal of dead, dying, or diseased trees. On the west side the vegetation can be maintained at a level of 12 feet – not to clean it out but cut it to maintain 12 feet.

Mr. Chace explained the previous deliberations of the Planning Board with regard to maintaining the scenic vistas.

There being no further comment from members of the public present, Mr. Papacosma, Chairman, closed the public comment portion of the meeting.

Mr. Papacosma discussed the Planning Board's review of this application and the review standards of the Subdivision Ordinance.

Ms. Carrier moved, seconded by Mr. Cichon to grant the waiver as requested with regard to lot three in that the road can maintain a width of twelve feet. Unanimous Approval

Mr. Papacosma moved, seconded by Ms. Carrier that the applicant meets the requirement of the wooded buffering and landscape preservation as requested by the Planning Board and in compliance with the 1987 Comprehensive Plan. Unanimous Approval

Ms Carrier stated that the proposal will preserve what the Town of Harpswell intended to preserve and hoped that other developers would do the same.

Mr. Cichon moved, seconded by Ms. Carrier that based on the findings in the Town of Harpswell Planner's memo dated October 12, 2006 and related materials established as part of the record that the application of Mill Stream Associates for the Final Subdivision Plan of Glenridge, by Brian Smith Surveying, Inc. be approved with following conditions as established in the record:

1. This approval is not final until such time as final plans, showing all conditions and waivers, have been signed by the Planning Board.
2. The property shown on the final site plan for Glenridge subdivision prepared by Brian Smith Surveying Inc., and signed by the Planning Board may be developed and used only as depicted on this approved plan. All elements and features of the plan and all representations made by the applicant in the record of the Planning Board proceedings are conditions of the approval. No change from the conditions of approval is permitted unless an amended plan is first submitted to and approved by the Planning Board.
3. This approval is conditioned on the applicant receiving all necessary Maine Historic Preservation Commission and Department of Inland Fisheries and Wildlife approvals.
4. Prior to work commencing, all buffer areas and no-cut areas shall be flagged by the applicant, and confirmed by the Town Planner to avoid cutting in designated buffer areas.
5. All work shall be completed in accordance with Best Management Practices for Soil Erosion and Sediment Control.

## **NEW BUSINESS**

### **ITEM 1**

**06-10-01** Finestkind Boatyard, Inc., Site Plan Amendment Review, Commercial Fishing/Interior, Tax Map 15-55, 11 Bristol Way, Harpswell.

Mr. Hubbard applicant, described his proposal to building a mast storage shed to replace the A-frame structure that exists currently. Mr. Hubbard explained that there would be no increase in usage of the site in any way as a result of this proposal.

Mr. Papacosma read through the Site Plan Ordinance standards.

Mr. Papacosma moved, seconded by Ms. Carrier that based on the findings, established as part of the record, in the Town of Harpswell Planner's memo dated October 13, 2006 that the application of Finestkind Boatyard for the construction of a 70 foot by 16 foot storage building be approved with conditions established in the record:

1. The property shown on Tax Map 15 Lot 55 may be developed and used only as depicted on this approved plan. All elements and features of the plan and all representations made by the applicant in the record of the Planning Board proceedings are conditions of the approval. No change from the conditions of approval is permitted unless an amended plan is first submitted to and approved by the Planning Board.

## **OTHER BUSINESS**

The Planning Board determined that an ordinance workshop will be held on October 24, 2006, at 3:00 pm.

There being no other business before the Planning Board, **MR. CICHON MOVED, SECONDED BY MS. CARRIER TO ADJOURN.** Unanimous Approval

Meeting adjourned at 7:49 p.m.

Respectfully Submitted,

Marsha M. Hinton  
Planning Assistant